

114.0

0001

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

776,300 / 776,300

USE VALUE:

776,300 / 776,300

ASSESSED:

776,300 / 776,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		MOUNTAIN AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	STODDARD ADAM C
Owner 2:	GREENE CAROLYN
Owner 3:	

Street 1: 251 MOUNTAIN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LEBLANC JAMIE P -

Owner 2: LEBLANC CHRISTINE P -

Street 1: 251 MOUNTAIN AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 8,915 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8915		Sq. Ft.	Site		0	70.	0.77	5									481,217						481,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		8915.000	295,100		481,200	776,300				
Total Card		0.205	295,100		481,200	776,300	Entered Lot Size			
Total Parcel		0.205	295,100		481,200	776,300	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	337.46	/Parcel: 337.4	Land Unit Type:			

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,100	0	8,915.	481,200	776,300	776,300	Year End Roll	12/18/2019
2019	101	FV	328,000	0	8,915.	488,100	816,100	816,100	Year End Roll	1/3/2019
2018	101	FV	328,000	0	8,915.	364,300	692,300	692,300	Year End Roll	12/20/2017
2017	101	FV	328,000	0	8,915.	330,000	658,000	658,000	Year End Roll	1/3/2017
2016	101	FV	328,000	0	8,915.	316,200	644,200	644,200	Year End	1/4/2016
2015	101	FV	270,700	0	8,915.	268,100	538,800	538,800	Year End Roll	12/11/2014
2014	101	FV	270,700	0	8,915.	254,400	525,100	525,100	Year End Roll	12/16/2013
2013	101	FV	270,700	0	8,915.	242,000	512,700	512,700		12/13/2012

Parcel ID 114.0-0001-0009.A

!8842!

## PRINT

Date

Time

12/10/20 23:22:59

## LAST REV

Date

Time

04/17/19 12:58:25

jorourke

8842

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEBLANC JAMIE P	1536-70	1	10/30/2018		809,000	No	No		
LEBLANC JAMIE P	1347-103		12/3/2007	Family		1	No	No	
RITCHIE JOHN L	1328-120		10/31/2006		529,000	No	No		
RITCHIE JOHN/ET	1152-44		2/26/1996			100	No	No	F

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2010	199	Redo Bas	14,007					NEW FINISH TO WATE

## ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
3/22/2019	Meas/Inspect	DGM	D Mann
3/13/2019	Left Notice	DGM	D Mann
8/23/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Measured	189	PATRIOT
2/22/2007	MLS	MM	Mary M
2/4/2000	Meas/Inspect	197	PATRIOT
1/1/1982		CS	

Sign:

VERIFICATION OF VISIT NOT DATA



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 21 - Split Level				Full Bath: 1	Rating: Average			ONLY 1/2 OF GAR IS USED AS GAR..										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating: Average													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Good													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>														
Year Blt: 1959	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G12	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	6	3	1					
Sec Int Wall:		%		Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total:	26.4 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ: 95.00				Heating:										
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 1.00989902														
Insulation: 2 - Typical				Adj \$ / SQ: 129.520														
Int vs Ext: S				Other Features: 85557														
Heat Fuel: 1 - Oil				Grade Factor: 1.10														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys:				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 400916														
% Com Wall	% Sprinkled:			Depreciation: 105842														
				Depreciated Total: 295074														
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>				114.0-0001-0009.A				<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
1	Metal Shed	D	Y	14X6	A	AV	1990		0.00	T	23.2	101						
More: N	Total Yard Items:			Total Special Features:			Total:											